

RECOMMENDED SCHEDULE OF PERMITTED BUILDINGS AND USES FOR PARMAS COMMERCIAL/OFFICE DISTRICTS

		ZONING DISTRICTS					
PERMITTED BUILDINGS/USES	OFFICE BUILDING	RETAIL BUSINESS	SHOPPING CENTER	COMMERCIAL MANUFACTURING A	COMMERCIAL MANUFACTURING B		
A. OFFICE BUILDINGS							
1. Administrative, Executive, Financial, Governmental, Professional, including Medical Laboratories and Clinics; Public Utility, Real Estate ⁶	P	P	P	P	P		P
2. Sales Offices, provided that only samples are displayed or stored on the lot, and provided, further, that no goods are distributed therefrom.	P	P	P	P	P		P
3. Banks; Savings and Loan Associations (excluding Check Cashing Business or other similar business) ⁵	P	P	P	P	P		P
B. RETAIL SALES IN ENCLOSED BUILDINGS							
1. Groceries; Meats; Fruits, Vegetables, Bakery; Candy, Nuts; Beverage and Dairy Products		P	P	P	P		P
2. All General Merchandise; Dry Goods and Notions		P	P	P	P		P
3. Wearing Apparel; Shoes; Hats; Furs		P	P	P	P		P
4. Household Hardware; Wallpaper; Paint; Floor Covering		P	P	P	P		P
5. Furniture; Appliances; Draperies; Upholstery		P	P	P	P		P
6. Sporting Goods; Photographic Supplies and Equipment		P	P	P	P		P
7. Drugs; Periodicals; Books; Stationery; and Tobacco		P	P	P	P		P
8. Hobbies and Pets		P	P	P	P		P
9. Flowers; Gifts; Jewelry; Cards; Records; Video and Audio Tapes		P	P	P	P		P
10. Serving and Consumption of Food and All Beverages, including Alcoholic, on the Premises		P	P	P	P		P
11. State Liquor Stores		P	P		P		P
12. Junk dealers, pawnbrokers and secondhand dealers					P		P
13. Microbreweries, nanobreweries and brewpubs		P	P				
C. SERVICE ESTABLISHMENTS							
1. Beauty and Barber Shops; Tanning Salons		P		P	P		P
2. Laundry and/or Dry-Cleaning Agencies, provided no work is done on the premises for other outlets and only nonexplosive and nonflammable solvents are used		P		P	P		P
3. Self Service Laundries		P		P	P		P
4. Shoe, Hat and Watch Repair Shops		P		P	P		P
5. Radio, Television and Other Household Appliance Repair		P		P	P		P
6. Photographic Studios and Photographic Developing		P		P	P		P
7. Mortuaries and Funeral Homes		P			P		P

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8. Veterinaries			P		P	P
9. Business/Trade Schools	P		P		P	P
10. Travel Agency	P		P	P	P	P
11. Diet and/or Weight Control Services	P		P	P	P	P
12. Child Day Care Centers			P			
D. AMUSEMENT AND RECREATION USES WITHIN AN ENTIRELY ENCLOSED SOUNDPROOF BUILDING						
1. Assembly and Meeting Halls			P	P	P	P
2. Bowling Alley			P	P	P	P
3. Billiard Hall			P	P	P	P
4. Roller Skating or Ice-Skating Rink			P	P	P	P
5. Theater - Indoor			P	P	P	P
6. Dance Hall or Dance Studio			P	P	P	P
7. Fitness Centers, Racquetball, Handball and Indoor Tennis and Soccer			P	P	P	P
8. Video Arcades			P	P	P	P
9. Gymnastics or Martial Arts Studios			P	P	P	P
E. AMUSEMENT AND RECREATION USES NOT WITHIN AN ENCLOSED BUILDING						
1. Miniature Golf						P
2. Swimming, Tennis, Bating Cages, Basketball						P
3. Golf Driving Range						P
4. Go-Kart Racing, Miniature Auto Tracks						P
5. Outdoor Theater						P
F. AUTO SALES AND SERVICE						
1. Gasoline Filling Station			P	P	P	P
2. Car Wash II			P		P	P
3. CONVEYOR CAR WASH						P
b. IN-BAY CAR WASH						P
3. Sale of Auto Accessories, Tires, Mufflers, Batteries, Brakes			P	P	P	P
4. Light Service, Diagnostic and Maintenance Facility			P	P	P	P
5. Automotive Repair Garage					P	P

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6. Automobile Sales, New and Used						P
7. Camping, Trailer and Boat Sales						P
G. OUTDOOR SUPPLIES						
1. Garden Supplies, tools, outdoor furniture, nursery stock, if in connection with a retail business conducted within a building			P	P	P	P
H. OTHER BUSINESS USES						
1. Drive-in Restaurants					P	P
2. Adult Entertainment ¹					P	P
3. Wholesale Businesses, Services, and <u>Self-Storage Facilities</u> ⁸ Establishments						P
4. Light Manufacturing Uses limited to:						
a. Household Chemicals						P
b. Electric Fixtures and Appliances						P
c. Instruments						P
d. Tools						P
e. Hardware						P
f. Metal						P
g. Wood Products						P
h. Other Similar Products						P
5. Print Shop and Copy Center (establishments not employing more than five persons)			P	P	P	P
6. Print Shop (more than five employees)						P
7. Motel, Hotel					P	P
8. Animal Boarding, Including Kennels ²					P	P
9. Instant Bingo Establishments						P
10. Check Cashing Business or other similar business ⁵					P	P
11. Tattoo Parlor/Body Piercing Establishments ¹					P	P
12. Massage Parlor					P	P
13. Credit service organization, loans on motor vehicle title business, or other similar business ⁷					P	P
14. Vape Shop ¹⁰					P	P

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	OFFICE BUILDING	RETAIL BUSINESS	SHOPPING CENTER	COMMERCIAL MANUFACTURING A	COMMERCIAL MANUFACTURING B
1. ACCESSORY BUILDING AND USES					
1. Off-Street Parking and Loading	P	P	P	P	P
2. Signs	P	P	P	P	P
3. Maintenance/Storage Facilities related to the Main Use, not including Self-Storage Facilities ⁹	P	P	P	P	P
4. Approved Cremation Retorts When Accessory to an Established and Existing Funeral Service		P		P	P
5. Employees' Lunchrooms	P	P	P	P	P
6. Beauty and Barber Shops ³	P				
7. Restaurant, Snack Bar or Newsstand ³	P				
8. Gift Shop ³	P				
9. Pharmacy ³	P				
10. Shoe Repair ³	P				
11. Copy Center ³	P				
12. Exercise or Physical Therapy Room ³	P				
13. Child Care ³	P				
14. Serving and consumption of food and all beverages, including alcoholic, on the premises of outdoor patios ⁴		P	P	P	P

1. Provided that no adult entertainment use shall be within 1,000 feet of another adult entertainment use, an existing residential use or zoning district, public or private school, church, public library, playground, recreation or community center, or childcare center. This shall include tattoo parlor/body piercing establishments.
2. Provided that such use must be at least 1,000 feet from an existing residential use or Residential Zoning District.
3. Retail and service uses permitted as accessory uses in the Office Building District shall be limited to not more than 25% of the ground floor area of an office building. Such accessory uses shall have no exterior entrance for customers and no exterior display or advertising of these services and shall be confined totally within the office building.
Provided that such outdoor patio is ancillary to a permitted building and use under B.10 of this table.
4. As regulated by the State of Ohio pursuant to Ohio R.C. 1315.44, no check cashing business or other similar business shall be located within 1,000 feet of any other check cashing business or other similar business, as measured at the closest property lines. Furthermore, the number of such businesses shall not exceed one per every 10,000, or portion thereof, of the population of the City.
5. Including persons who practice limited branches of medicine pursuant to Ohio R.C. 4731.15 through 4731.22.
6. As regulated by the State of Ohio pursuant to Ohio R.C. 4712.01 through 4712.99 and the number of such businesses shall not exceed one per every 10,000, or portion thereof, of the population of the City.
7. Provided that no self-storage or mini-storage facility shall be permitted within one mile of another self-storage or mini-storage facility as measured by the shortest airline measurement between the nearest points if the parcels on which the self-storage or mini-storage facility is located. However, the one-mile separation requirement shall not apply: (i) to an complete site plan application for a self-storage or mini-storage facility that has been submitted or approved as of January 19, 2021, or (ii) to any self-storage or mini-storage facility existing as of January 19, 2021. Refer to Parma C.O. Chapter 789 for business regulations of self-storage and mini-storage facilities.
8. Provided that the maintenance of an accessory storage facility shall not exceed 15% of the gross land area of the parcel on which it is located and shall also be limited to not more than 15% of the ground floor area of the primary building located in the following districts: office building, retail business, shopping center and commercial manufacturing "A" and "B." However, the 15% siting requirement shall not apply: (i) to any complete site plan application for an accessory maintenance use or storage facility that has been submitted or approved as of January 19, 2021, or (ii) to any accessory maintenance use or storage facility existing as of January 19, 2021.
9. The number of such businesses shall not exceed one per every 10,000, or portion thereof, of the population of the City.
10. All types of car washes shall not exceed one per every 10,000 residents, or portion thereof, of the population of the City.
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